



Marston Hall Farmhouse, Priory Road, Wolston, CV8 3FX

Guide Price £650,000

An opportunity to acquire an attractive period 8 bedroom Farmhouse and grounds for refurbishment and modernisation (3,725 sq ft) and land

Extending to in all 5.17 acres

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



SITUATION

Distances approximate:

- A45 – 2.3 miles
- M6 Junction 2 – 6.3 miles
- Rugby – 7.6 miles
- Coventry – 8 miles
- Warwick – 13 miles
- Leicester – 26 miles
- Birmingham - 29 miles
- London - 90 miles

Marston Hall Farmhouse is situated off Priory Road to the North of the village of Wolston in the county of Warwickshire. Wolston is half a mile down Priory Road to the South West with a good range of everyday services. Rugby train station is situated approximately 7.4 miles by road to the East and Coventry railway station is situated approximately 7.2 miles by road to the west of the Property. From Coventry there are direct services to Birmingham International (10 mins), Leamington Spa (12 mins) and London Euston (56 mins). Birmingham Airport is situated approximately 16 miles to the west of the Property.

Access to the A45 is just 2.3 miles to the South which provides access to wider network links between Birmingham and Northampton, while junction 2 of the M6 is 6.3 miles to the Northwest.

London is approximately 90 miles to the South via the M1 and the centre of Birmingham is approximately 29 miles to the West via the A45/M6.

The property is shown in further detail in the Location Plan.

DESCRIPTION

Marston Hall Farmhouse is a period property which sits to the North of the village of Wolston with convenient access to local amenities including a supermarket, GP surgery and public houses. The farmhouse is positioned to the south of the meandering River Avon and is surrounded by gently undulating pasture fields and mature trees. A private driveway, accessed from Priory Road, leads to the farmhouse, offering a sense of arrival befitting a property of this character. There will be a shared accessway with Marston Hall Barns as shown on the plan.

The farmhouse plot extends to 5.17 acres which includes the house, the gardens and a paddock. A further 14.51 acres of additional land is available.

FARMHOUSE

Commanding a prominent position within the holding, the detached eight-bedroom farmhouse is of red brick construction, part rendered, under a pitched tiled roof. The Georgian property with many period features remaining, complete with symmetrical bay windows, looks southwards across the lawn, creating an elegant first impression. Internally, the house extends to approximately 3,616.67 sq.ft (336 sq.m) of accommodation and presents an exciting opportunity for complete refurbishment and modernisation. The property is not listed and is connected to mains electricity and water, alongside a private drainage system. The farmhouse enjoys delightful views over the River Avon and the Warwickshire countryside.

The accommodation is shown on the floorplan and comprises:

Ground Floor:

- Kitchen
- Reception Room
- Sitting Room
- Dining Room
- Pantry
- WC & Utility
- Front and back staircase
- Stairs down to the cellar

First Floor:

- Master bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- WC

Second Floor:

- Bedroom 5
- Bedroom 6
- Bedroom 7
- Bedroom 8
- Ensuite
- Dressing Room

The property is approached by a private hardstanding driveway which leads to the front of the Farmhouse. From here, a double car port is accessible from the driveway and a series of additional outbuildings located just beyond. These buildings are formed of the double storey old coalhouse with stairs leading to a first-floor storage space and a single storey old washroom and boiler house. The lawned south facing garden lies to the front of the house beyond the gravel driveway and is enclosed by mature trees, a brick wall and the embankment to the railway line. At the rear, a further enclosed garden is framed by a combination of traditional brick walls and fencing.

The driveway continues, offering access to the farmyard and central courtyard, surrounded by traditional agricultural buildings. An additional access track loops around the perimeter of these buildings, enhancing accessibility throughout the grounds.

LAND

In addition to the farmhouse, there is 14.51 acres of land available by separate negotiation.

The land is all down to pasture and split across 4 field parcels enclosed by a mixture of mature hedgerows and stockproof fencing. There are mains water connections to drinking troughs throughout the fields.

The land is classified as Grade 3. The soil type is classified as Loamy soils with naturally high groundwater and seasonally wet. The northern boundary adjoining the River Avon falls within flood zones 2 and 3 and therefore can flood in heavy rainfall conditions. However, the flood plain lies to the North of the river, beyond the boundary of the land.

The land is to be sold with vacant possession and no

Agri-Environmental schemes in place.

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion. The vendors will retain the historic element of the Basic Payment Scheme payments.

All rights are believed to be held with the freehold owner and will be included within the sale.

POSSESSION

The property will be sold freehold with vacant possession given upon completion (a local farmer currently occupies the land and buildings on a seasonal licence).

SERVICES

The property is serviced by mains water, and mains electricity, and a private drainage system. The house is serviced by an oil-fired central heating system throughout. All field drinking troughs are fed from the same mains water supply as the house.

The purchasers should make their own enquiries as to availability and adequacy of the services for any new connections and supplies.

OVERAGE

The property will be sold with no overage.

RIGHTS OF WAY

There is a public footpath WK\313\R137/1 over the access track.

There are 11kV National Grid overhead lines over field parcels SP4176 7814 and SP4176 8419.

There is a right of access to the neighbouring properties of Marston Mill Farm & Marston Bank over the access track to their holding.

There is a wayleave agreement between Network Rail for the mains water supply.

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these Particulars.

COUNCIL TAX

The Farmhouse is Council Tax Band 'G' for which the 2025/26 charge is £4,003.66 and payable to Rugby Borough Council.

FIXTURES AND FITTINGS

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

GENERAL INFORMATION

Viewing is strictly by appointment by contacting Lilly Wilson or Charlie Morton on 01788 564680 or email lilly.wilson@howkinsandharrison.co.uk.

Please note this is a working livestock farm, therefore appropriate health and safety advice and security measures must be taken.

Using the WhatThreeWords app the following will take you to the entrance of the farmhouse and buildings:
///stereos.deflate.genius

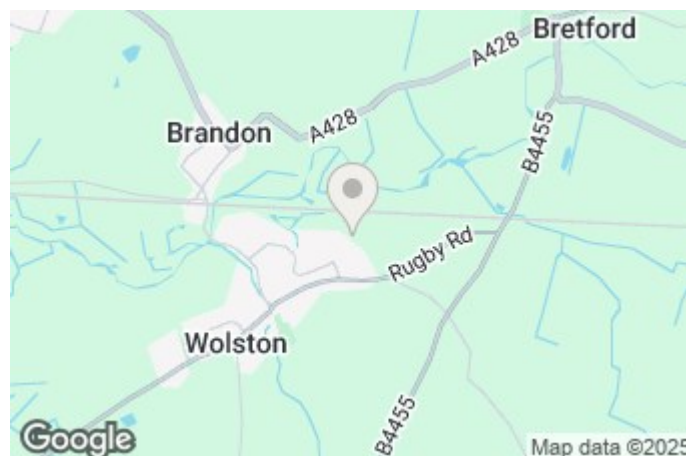
Local Authority & Utility Companies

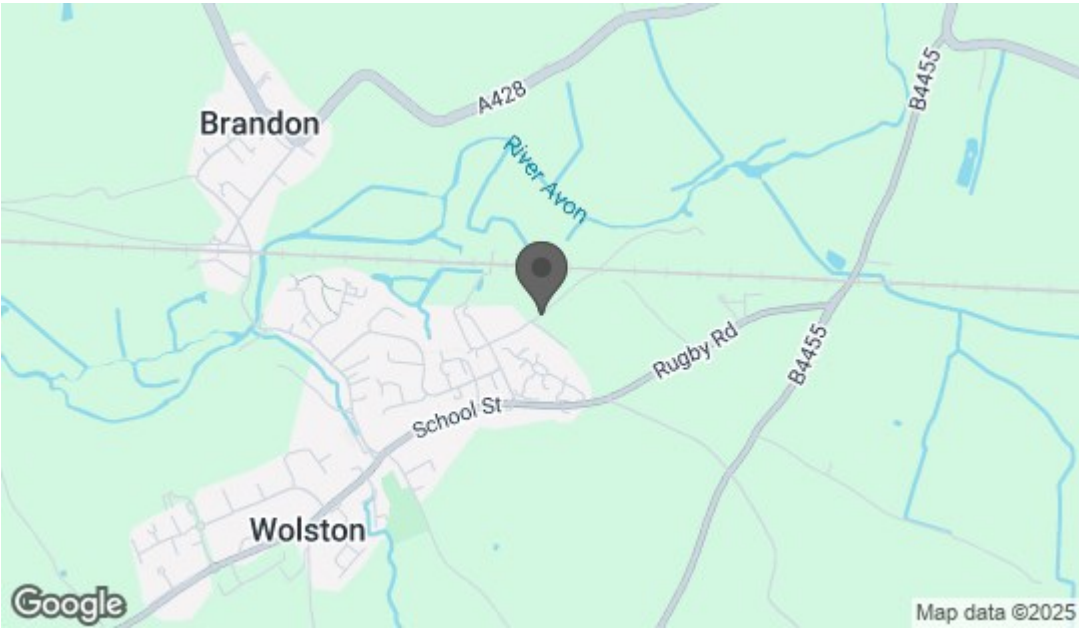
Rugby Borough Council Council Tel. 01788 533 533

Severn Trent Water Tel. 03457 500 500

National Grid Tel. 08000 963 080

For sale as two separate lots or as a whole.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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